



**AGENDA**  
**CUYAHOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING**  
**COMMITTEE MEETING**  
**MONDAY, MARCH 3, 2025**  
**CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS**  
**C. ELLEN CONNALLY COUNCIL CHAMBERS – 4<sup>TH</sup> FLOOR**  
**3:00 PM**

**Committee Members:**

**Patrick Kelly, Chair – District 1**  
**Meredith M. Turner, Vice Chair – District 9**  
**Dale Miller – District 2**  
**Michael J. Gallagher – District 5**  
**Sunny M. Simon - District 11**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES FROM THE FEBRUARY 3, 2025 MEETING** [See Page 3]
- 5. MATTERS REFERRED TO COMMITTEE**
  - a) R2025-0044: A Resolution authorizing the County Executive to sign a petition in support of continuing the Downtown Cleveland Improvement District; requesting that certain County properties be included in the District; and declaring the necessity that this Resolution become immediately effective. [See Page 6]
- 6. MISCELLANEOUS BUSINESS**
- 7. ADJOURNMENT**

*\*Complimentary parking for the public is available in the attached garage at 900 Prospect. A skywalk extends from the garage to provide additional entry to the Council Chambers from the 5<sup>th</sup> floor parking level of the garage. Please see the Clerk to obtain a complimentary parking pass.*

*\*\*Council Chambers is equipped with a hearing assistance system. If needed, please see the Clerk to obtain a receiver.*



## **MINUTES**

CUYAHOGA COUNTY ECONOMIC DEVELOPMENT & PLANNING  
COMMITTEE MEETING  
MONDAY, FEBRUARY 3, 2025  
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS  
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4<sup>TH</sup> FLOOR  
3:00 PM

1. CALL TO ORDER

**Chairman Kelly called the meeting to order at 3:06 p.m.**

2. ROLL CALL

**Mr. Kelly asked Assistant Deputy Clerk Georgakopoulos to call the roll. Committee members Kelly, Turner, Miller and Gallagher were in attendance and a quorum was determined. Committee member Simon arrived after the roll call was taken.**

3. PUBLIC COMMENT

**There were no public comments given.**

4. APPROVAL OF MINUTES FROM THE JANUARY 27, 2025 MEETING

**A motion was made by Mr. Miller, seconded by Ms. Turner and approved by unanimous vote to approve the minutes from the January 27, 2025 meeting.**

5. MATTERS REFERRED TO COMMITTEE

- a) R2025-0044: A Resolution authorizing the County Executive to sign a petition in support of continuing the Downtown Cleveland Improvement District; requesting that certain County properties be included in the District; and declaring the necessity that this Resolution become immediately effective.

**Ms. Debbie Berry, Chief of Integrated Development for the Executive's Office and Mr. Michael Deemer, President and Chief Executive Officer for Downtown Cleveland, addressed the Committee regarding Resolution No. R2025-0044. Discussion ensued.**

**Committee members asked questions of Ms. Berry and Mr. Deemer pertaining to the item, which they answered accordingly.**

**There was no legislative action taken on Resolution No. R2025-0044.**

- b) R2025-0064: A Resolution authorizing an Economic Development Loan in the amount not-to-exceed \$2,000,000.00 to 2168 West 25<sup>th</sup> Street LLC, or its designee, for the redevelopment of the former Rauch & Lang Carraige Company building located at 2168 West 25<sup>th</sup> Street in the City of Cleveland; authorizing the County Executive and/or the Director of Development to execute all documents consistent with said loan and this Resolution; and declaring the necessity that this Resolution become immediately effective.

**Mr. Anthony Stella, Economic Development Administrator and Mr. Matt Keri, Senior Development Finance Analyst for the Department of Development and Mr. Trevor McAleer, Legislative Budget Advisor for Council, addressed the Committee regarding Resolution No. R2025-0064. Discussion ensued.**

**Committee members asked questions of Mr. Stella, Mr. Keri and Mr. McAleer pertaining to the item, which they answered accordingly.**

**On a motion by Mr. Kelly with a second by Ms. Simon, Resolution No. R2025-0064 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.**

- c) O2025-0002: An Ordinance enacting Section 802.06 of the Cuyahoga County Code to require Economic Development proposals submitted to County Council for approval to include and incorporate essential deal terms; and declaring the necessity that this Ordinance become immediately effective.

**Mr. Michael King, Senior Legislative Strategist for Council and Mr. Paul Herdeg, Director of the Department of Development, introduced a proposed substitute to Ordinance No. O2025-0002. Discussion ensued.**

**Committee members asked questions of Mr. King and Mr. Herdeg pertaining to the item, which they answered accordingly.**

**A motion was then made by Ms. Simon, seconded by Mr. Miller and approved by unanimous vote to accept the proposed substitute.**

**On a motion by Ms. Simon with a second by Mr. Miller, Ordinance No. O2025-0002 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading, as substituted.**

**6. MISCELLANEOUS BUSINESS**

**There was no miscellaneous business.**

**7. ADJOURNMENT**

**With no further business to discuss, Chairman Kelly adjourned the meeting at 3:55 p.m., without objection.**

# County Council of Cuyahoga County, Ohio

## Resolution No. R2025-0044

Sponsored by: <b>County Executive Ronayne</b>	<b>A Resolution</b> authorizing the County Executive to sign a petition in support of continuing the Downtown Cleveland Improvement District; requesting that certain County properties be included in the District; and declaring the necessity that this Resolution become immediately effective.
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**WHEREAS**, Chapter 1710 of the Revised Code authorizes the formation of a special improvement district within the boundaries of a municipality by petition of property owners in the district and approval by the municipality for the purpose of developing and implementing a plan for public improvements and public services that benefit the district; and

**WHEREAS**, the Downtown Cleveland Improvement District (the “District”) was established in 2006; and

**WHEREAS**, the District is governed by the Downtown Cleveland Improvement Corporation (“DCIC”), an Ohio nonprofit corporation, pursuant to Chapters 1702 and 1710 of the Revised Code; and

**WHEREAS**, the DCIC is seeking to continue the District’s effective dates for calendar years 2026 through 2032; and

**WHEREAS**, the DCIC is distributing to property owners in the District a petition in support of continuing the District and adjusting its boundaries (the “Petition”) for the purpose of implementing the District’s Comprehensive Services Plan (the “District Plan”); and

**WHEREAS**, under Section 1710.02(E) of the Revised Code, real property owned by a local government is generally excluded from a special improvement district unless inclusion is specifically requested in writing; and

**WHEREAS**, the County desires to sign the Petition and to include certain properties owned by the County within the boundaries of the District for special assessments in accordance with Section 1710.02(E) of the Revised Code and the District Plan; and

**WHEREAS**, it is necessary that this Resolution become immediately effective to provide for the usual, daily operations of the County.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:**

**SECTION 1.** That the County Executive (the “Executive”), on behalf of the County, is authorized to sign the Petition in support of continuing the District, adjusting its boundaries, and implementing the District Plan for the benefit of the District; and is further authorized to request in writing that the following County properties located within the District be included in the District for special assessment in accordance with Section 1710.02(E) of the Revised Code:

<u>PPN</u>	<u>Street Address</u>	<u>Agency/Use/Common Name</u>
101-02-011	1 Lakeside Avenue	County Courthouse & Huntington Park
101-06-003	1200 – 1250 Ontario Street	Justice Center Complex
101-06-010	1215 – 1265 West 3 <sup>rd</sup> Street	Justice Center Complex
101-06-011	220 West 3 <sup>rd</sup> Street	Justice Center Complex
101-06-012	208 St. Clair Avenue	Justice Center Complex
101-06-013	116 St. Clair Avenue	Justice Center Complex
101-08-001	310 Lakeside Avenue	Public Defender’s Office
101-08-004	426 Lakeside Avenue	Public Defender’s parking lot
101-36-026	2073 East 9 <sup>th</sup> Street	County Admin Building
102-01-007	1275 Lakeside Avenue	BODD Building

**SECTION 2.** That the Petition, the District Plan, the Amended Articles of Incorporation of the DCIC, and the estimate for the special assessments on file with the Clerk of Council, are hereby approved, with such changes therein that are not materially inconsistent with this Resolution and not adverse to the County.

**SECTION 3.** That all special assessments levied against the County’s properties as a result of the County’s inclusion in the District are estimated to be \$184,655.41 for calendar year 2026 and are estimated to be a total of \$1,387,369.53 over the seven-year term of the District; all such assessments shall be paid from the general fund.

**SECTION 4.** It is necessary that this Resolution become immediately effective for the usual daily operation of the County and the reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time

during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

**SECTION 5.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

On a motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the foregoing Resolution was duly adopted.

Yeas:

Nays:

\_\_\_\_\_  
County Council President

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Executive

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Date

First Reading/Referred to Committee: January 14, 2025

Committee(s) Assigned: Economic Development & Planning

Legislation Substituted in Committee: January 27, 2025

Journal \_\_\_\_\_  
\_\_\_\_\_, 20\_\_\_\_